

# 814 State St

SANTA BARBARA, CA

25% RATE REDUCTION



**For Sublease** | State Street-Visible Storefront in El Paseo | 752 SF on two floors

*Experience. Integrity. Trust.*  
Since 1993

**Toni Floyd**  
805.898.4369  
toni@hayescommercial.com  
lic. 02038568

**Liam Murphy, CCIM**  
805.898.4385  
liam@hayescommercial.com  
lic. 01439777



222 E. Carrillo Street, Suite 101, Santa Barbara, California 93101 | HayesCommercial.com

## PROPERTY SUMMARY

This ground-floor retail suite in the iconic El Paseo Building offers two floors of nicely finished space and a great location in the heart of downtown. Includes second-floor storage/office and private restroom. Situated among the amenities of Santa Barbara's bustling shopping and dining corridor and within a mile of the beach.

<b>Suite:</b>	37
<b>Size:</b>	752 SF
<b>New Rate:</b>	\$4.00 MGR
<b>Utilities:</b>	Tenant to pay
<b>Floors:</b>	Two
<b>Available:</b>	10 days notice
<b>Term:</b>	Master lease expires 6/30/26
<b>Restroom:</b>	One, private
<b>HVAC:</b>	Yes, throughout
<b>Parking:</b>	Multiple city lots nearby with 75 minutes free parking
<b>Showings:</b>	Call listing agents
<b>Co-Tenants:</b>	Bryant & Sons, El Paseo Restaurant, Wine Cask, Barden Wines, Au Bon Climat



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# NEIGHBORHOOD OVERVIEW

- |                              |                          |                         |                     |                           |
|------------------------------|--------------------------|-------------------------|---------------------|---------------------------|
| 1. FedEx Office Print Center | 7. Brandy Melville       | 13. MTC Theaters        | 19. 24 Hour Fitness | 25. Zumiez                |
| 2. Lilac Patisserie          | 8. Apple Store           | 14. Marshalls           | 20. T-Mobile        | 26. Bluemercury           |
| 3. Montecito Bank & Trust    | 9. Mister Softee         | 15. Cali-Forno Pizzeria | 21. Sunglass Hut    | 27. Lululemon             |
| 4. South Coast Deli          | 10. Lobero Theatre       | 16. Bank of America     | 22. Pickles & Swiss | 28. Banana Republic       |
| 5. Amazon                    | 11. Kimpton Canary Hotel | 17. The Blue Owl        | 23. Cajé Coffee     | 29. Urban Flea Market     |
| 6. US Bank                   | 12. Tilly's              | 18. H&M                 | 24. Sushi Tyme      | 30. Blenders in the Grass |



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